

FOR SALE

38, Alderton Drive, Ashton-In-Makerfield, WN4 9LG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



38, Alderton Drive, Ashton-In-Makerfield, WN4 9LG

Superb extended three bed semi-detached family home in Ashton-In-Makerfield

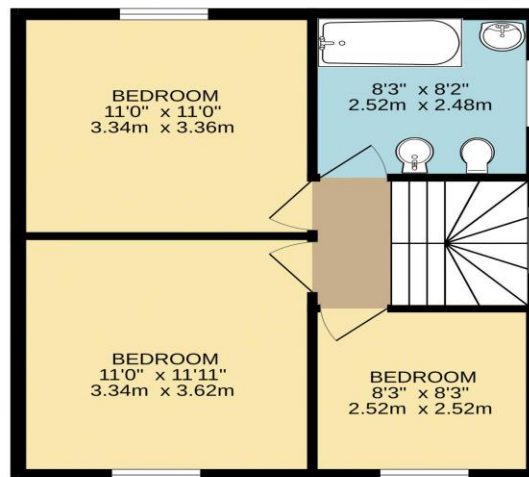
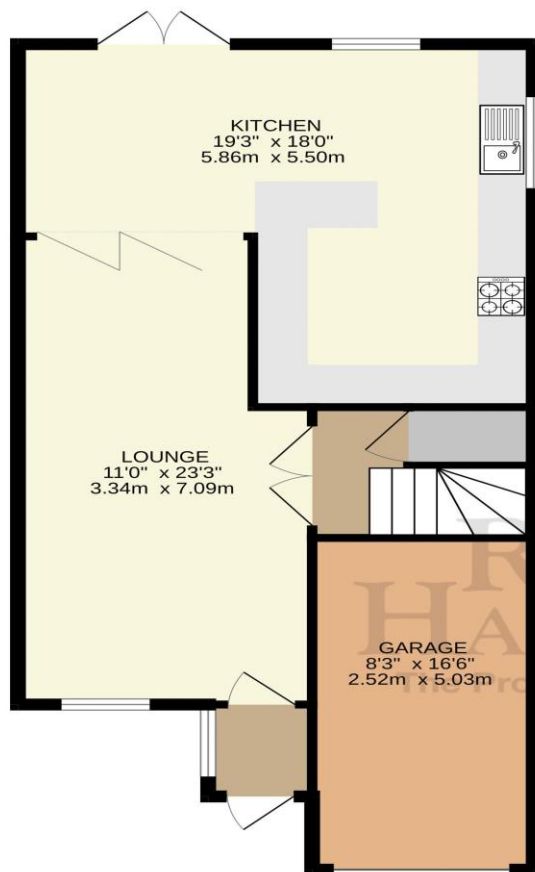


- Exceptional semi-detached family home
- Great sized and versatile receptions
- Modern fitted kitchen with cooker
- Three good sized bedrooms
- Bathroom with shower over bath
- Large driveway / garage and gardens
- Close to schools and amenities
- 1157 SQ. FT.

Now available for sale and located along a popular street in Ashton-In-Makerfield is this impressive, extended semi-detached home. Alderton Drive has been finished to an excellent standard throughout and boasts a stunning open plan kitchen / dining / family room to the rear an ideal space for the growing family. This immaculate property boasts easy access into the town which offers a wide range of amenities, some outstanding schools for all ages, great public transport links and is just a short drive to the M6 motorway network and the East Lancashire Road giving access to Manchester and Liverpool. In brief the internal accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front with log burning stove and access to a central hallway with store cupboard and stairs leading to the first floor. To the rear of the property and sat in the fantastic extension is the open plan kitchen / dining room with the modern fitted kitchen being installed approximately 4 years ago and benefitting from a range of wall, base and drawer units along with some appliances and breakfast bar, there is space for a dining table and sofa with doors leading out onto the rear gardens. Up on the first floor there are two good sized double bedrooms, a large single bedroom then a modern fitted family bathroom with shower over bath. This superb property is heated via a services combi-boiler heating system along with double glazed windows and doors. Externally there is a large block paved driveway giving access to an integral garage which has plans for a garage conversion. To the rear there is a private and enclosed garden which has been well maintained and has a lawn and a range of mature plants and shrubs. Internal inspection is highly recommended.







TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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